113.0	0003	0004.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 645,400 / 645,400
					USE VALUE: 645,400 / 645,400
					ASSESSED: 645,400 / 645,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
134		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLEARY JONATHAN C/TR &
Owner 2:	DODGSON KATHRYN A/TR
Owner 3:	KATHRYN A DODGSON 2015 TRUST
Street 1:	134 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DODGSON KATHRYN A -
Owner 2:	CLEARY JONATHAN C -
Street 1:	134 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,354 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1256 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5354.000	233,600	5,400	406,400	645,400
Total Card	0.123	233,600	5,400	406,400	645,400
Total Parcel	0.123	233,600	5,400	406,400	645,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 513.94 | /Parcel: 513.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 71889

GIS Ref

GIS Ref

Insp Date 09/12/18

!8743!

PREVIOUS ASSESSMENT

Parcel ID 113.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	233,600	5400	5,354.	406,400	645,400	645,400	Year End Roll	12/18/2019
2019	101	FV	200,800	5500	5,354.	400,600	606,900	606,900	Year End Roll	1/3/2019
2018	101	FV	197,600	5500	5,354.	307,700	510,800	510,800	Year End Roll	12/20/2017
2017	101	FV	197,600	5500	5,354.	290,300	493,400	493,400	Year End Roll	1/3/2017
2016	101	FV	197,600	5500	5,354.	267,100	470,200	470,200	Year End	1/4/2016
2015	101	FV	186,900	5600	5,354.	249,700	442,200	442,200	Year End Roll	12/11/2014
2014	101	FV	186,900	5600	5,354.	229,900	422,400	422,400	Year End Roll	12/16/2013
2013	101	FV	186,900	5600	5,354.	229,900	422,400	422,400		12/13/2012

PRINT

Date	Time
12/10/20	23:17:12

LAST REV

Date	Time
12/26/19	17:17:28

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8743

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DODGSON KATHRYN	65904-170		8/13/2015	Convenience	1	No	No		
TAYLOR KATHRYN	41448-342		11/18/2003	Family	1	No	No		
	19506-585		12/1/1988		175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1425		5,884					
8/14/2012	1019	Manual	13,536					ROOF MOUNTED SOLAR
5/21/2004	397	Manual	2,000					replace deck floor
5/5/1998	252	Manual	9,560					ROOF/GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	Inspected	BS	Barbara S
8/9/2018	MEAS&NOTICE	CC	Chris C
12/6/2008	Meas/Inspect	345	PATRIOT
11/7/2005	Fieldrev-N/C	BR	B Rossignol
3/10/2000	Inspected	276	PATRIOT
2/4/2000	Measured	263	PATRIOT
8/31/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71889
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5354		Sq. Ft.	Site		0	70.	1.08	6									406,434						406,400	

Total AC/HA:	0.12291	Total SF/SM:	5354	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	406,434	Spl Credit		Total:	406,400				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98549062
Adj $ / SQ:	172.954
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338484
Depreciation:	104930
Depreciated Total:	233554

COMMENTS

1/2 BATH VERY SMALL. SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

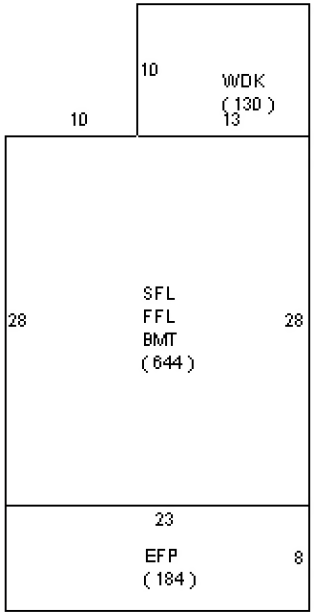
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.95
Special Features:	0	Val/Su Net:	105.51
Final Total:	233600	Val/Su SzAd	186.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	644	51.890	33,415
FFL	First Floor	644	172.950	111,382
SFL	Second Floor	612	172.950	105,813
EFP	Enclos Porch	184	41.410	7,620
WDK	Deck	130	13.490	1,754

Net Sketched Area:	2,214			Total:	259,984
Size Ad	1255.7999	Gross Are	2246	FinArea	1256

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 113.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
14	Open Porch	D	Y	1	7X14	A	AV	1970	33.34	T	39.2	101			2,000			2,000
3	Garage	A	Y	1	12X18	A	AV	1928	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	5,400	Total Special Featues:		Total:	5,400